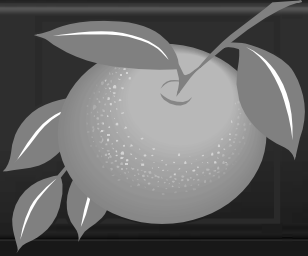


Board of County Commissioners

Public Hearings

December 13, 2022



Neoteric at Dr. Phillips Preliminary Subdivision Plan

Case: PSP-21-02-046

Project Name: Neoteric at Dr. Phillips Preliminary Subdivision Plan

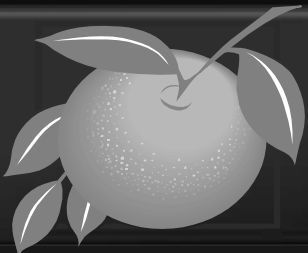
Applicant: Gregory Crawford, Florida Engineering Group

District: 1

Acreage: 8.19 gross acres

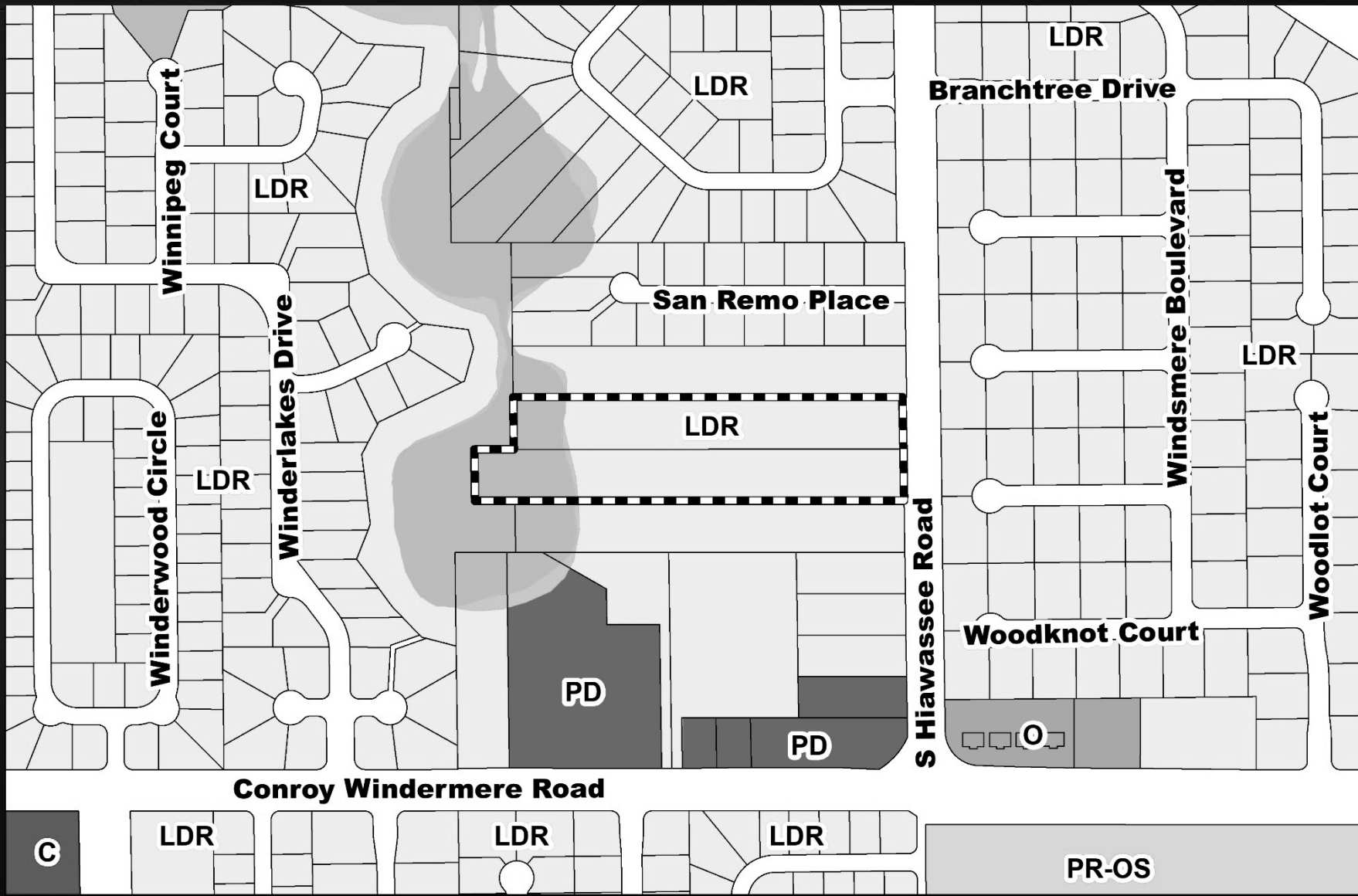
Location: North of Conroy Windermere Road / West of South Hiawassee Road

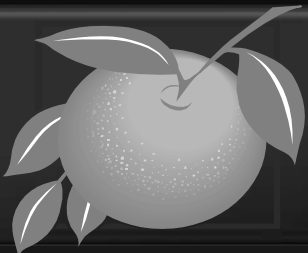
Request: To subdivide 8.19 acres in order to construct 16 single-family residential dwelling units.



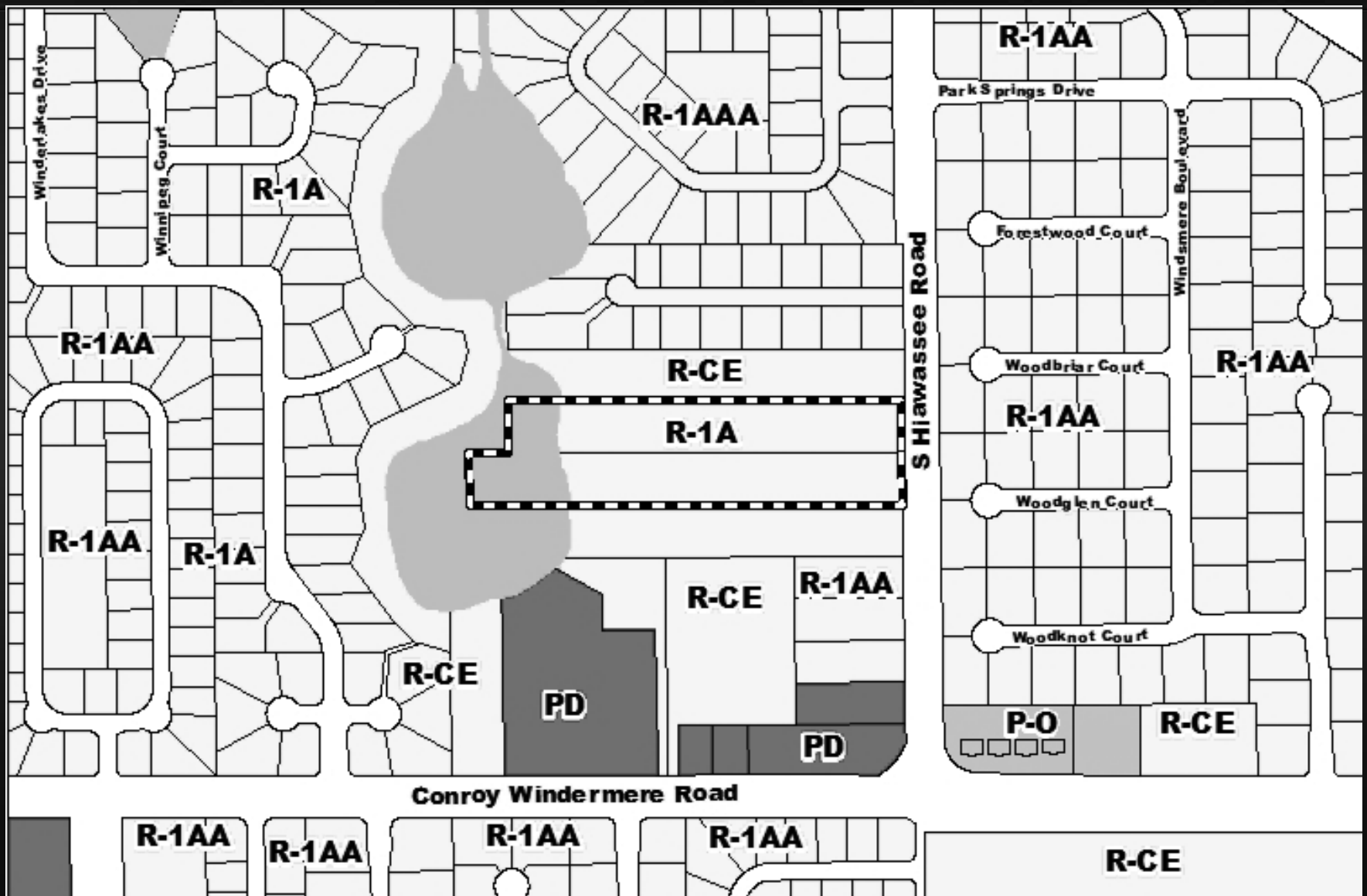
Neoteric at Dr. Phillips Preliminary Subdivision Plan

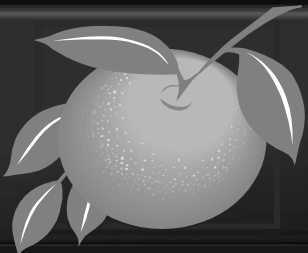
Future Land Use Map





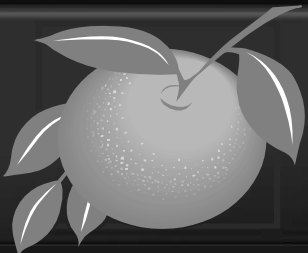
Neoteric at Dr. Phillips Preliminary Subdivision Plan Zoning Map





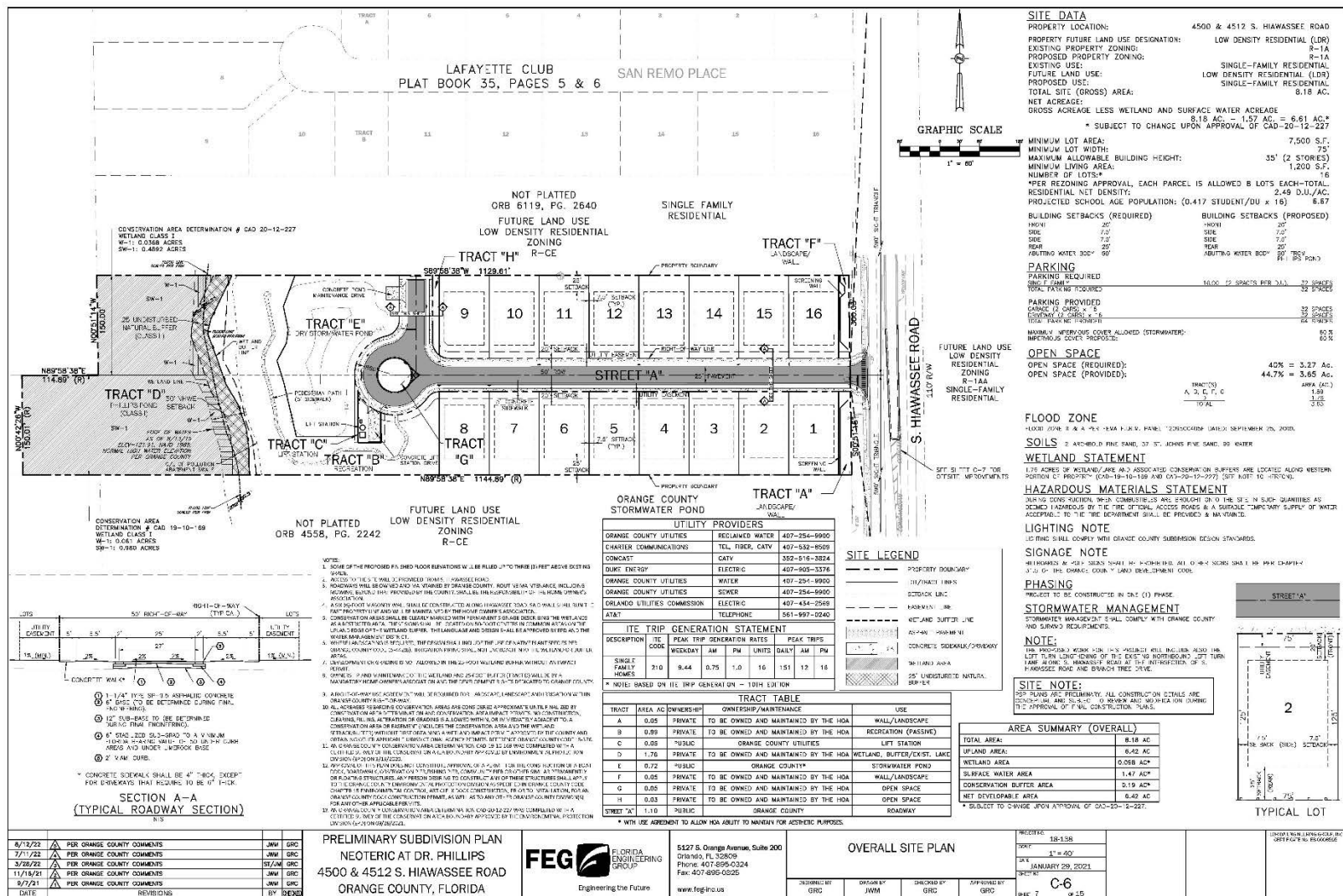
Neoteric at Dr. Phillips Preliminary Subdivision Plan Aerial Map

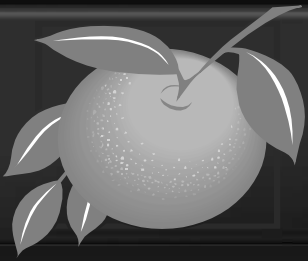




Neoteric at Dr. Phillips Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



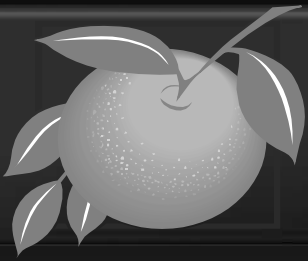


Neoteric at Dr. Phillips Preliminary Subdivision Plan

New Condition of Approval

Proposed New Conditions :

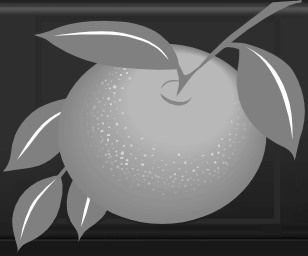
- 25. An operational analysis/concurrency study from the intersection of Hiawassee Road and Branchtree Drive south to the intersection of Hiawassee Road and Conroy Windermere Road must be submitted to, and approved by, Orange County prior to approval of site construction plans to address the following factors, as applicable: posted speeds, trip distribution, signal warrant analysis, deceleration lane, turn lane storage, traffic volume, turning movements, sight distance, and safety.**
- 26. An eight foot (8') masonry wall shall be constructed at developer's expense along the back of lots 9 through 16 as reflected on PSP-21-02-046 dated "received August 16, 2022"; such wall shall be placed in an easement which shall be dedicated to the HOA and depicted on the final engineering plans and plat. The HOA shall be responsible for the maintenance of the wall.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Neoteric at Dr. Phillips Preliminary Subdivision Plan dated “Received August 16, 2022,” subject to the 24 conditions listed under the DRC Recommendation in the staff report.

District 1



Enclave at Lake Holden Preliminary Subdivision Plan

Case: PSP-21-03-071

Project Name: Enclave at Lake Holden Preliminary Subdivision Plan

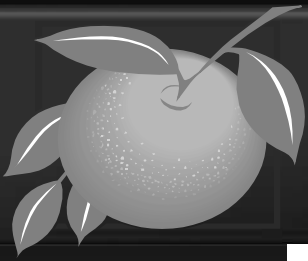
Applicant: Edward Durruthy, Castle & Cooke Real Estate Services

District: 3

Acreage: 13.30 gross acres

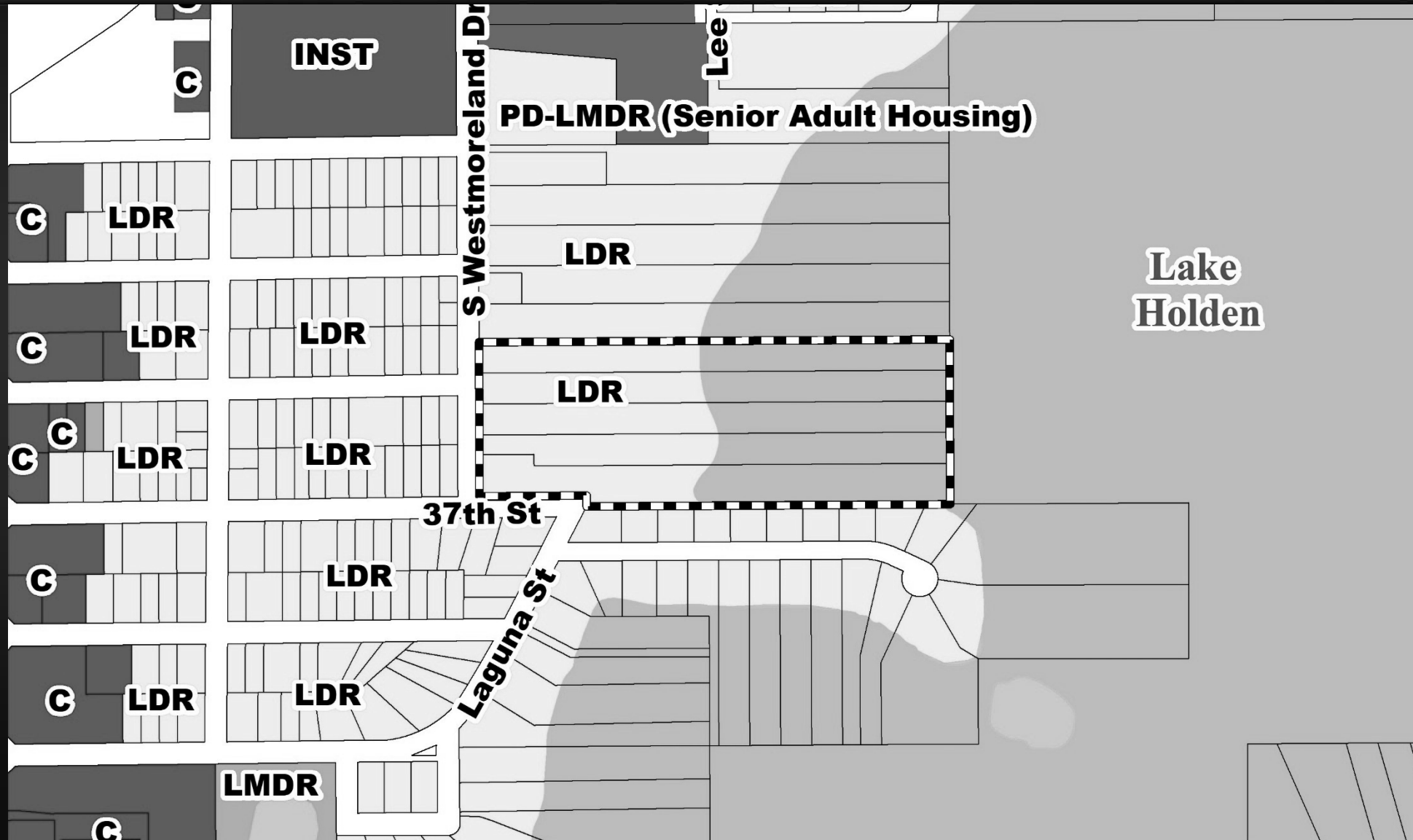
Location: North of West Lake Holden Point / East of South Westmoreland Drive

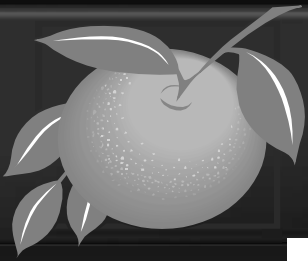
Request: To subdivide 13.30 acres in order to construct 11 single-family residential dwelling units.



Enclave at Lake Holden Preliminary Subdivision Plan

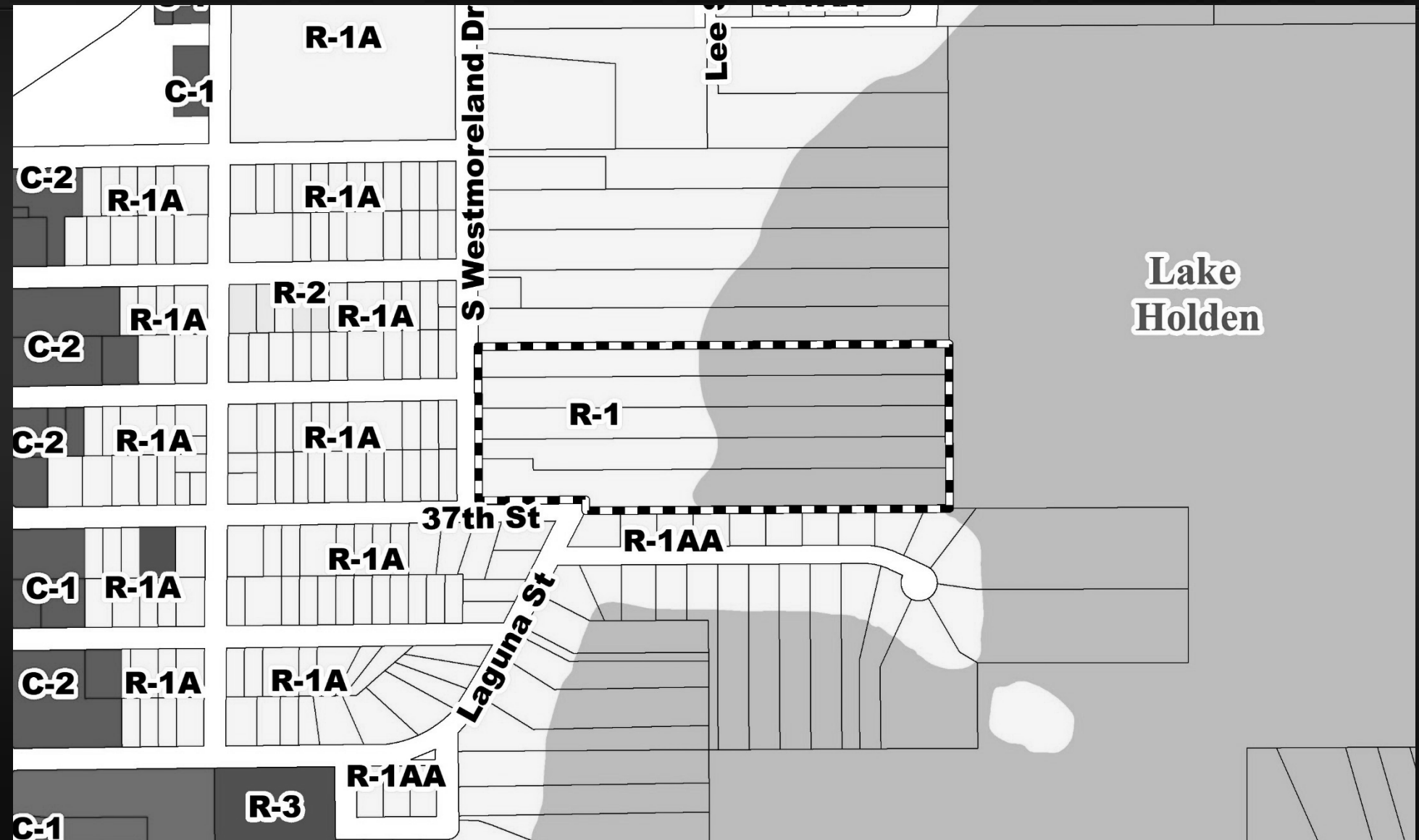
Future Land Use Map

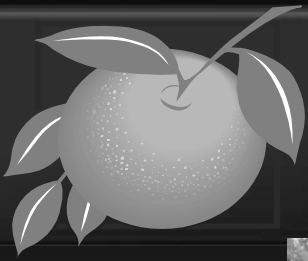




Enclave at Lake Holden Preliminary Subdivision Plan

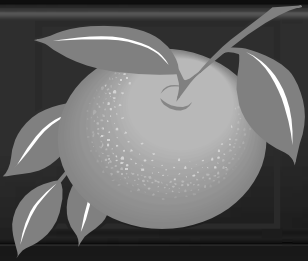
Zoning Map





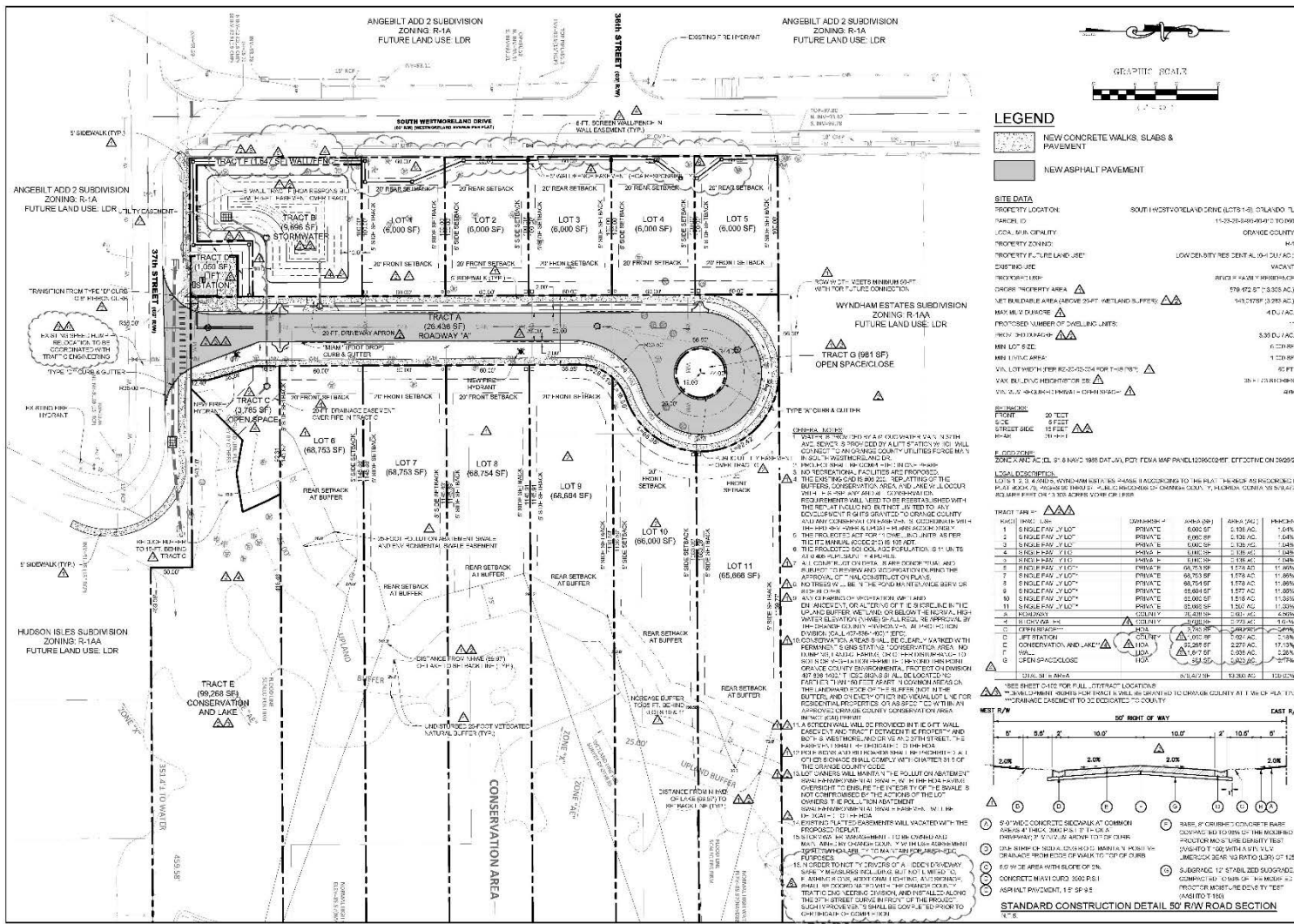
Enclave at Lake Holden Preliminary Subdivision Plan Aerial Map





Enclave at Lake Holden Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



T&S W
 Timothy W. Schmitt, P.E.
 Civil Engineering & Land
 Development

331 South Coast
 Langford, Florida
 32757

Cell: 813.252.2214
 Fax: 813.252.2214
 www.tandsw.com

ENCLAVE AT LAKE HOLDEN

ORANGE COUNTY, FL MASTER SITE PLAN

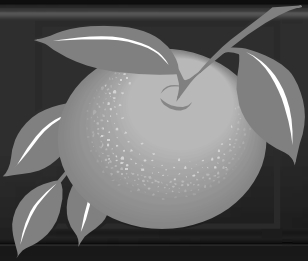
CIVIL CONSULTANTS

REVISIONS:

1	PER COUNTY COMMISSION	6.17.11
2	PER COUNTY COMMISSION	7.25.12
3	PER COUNTY COMMISSION	6.01.12
4	PER COUNTY COMMISSION	6.23.12
5	PER COUNTY COMMISSION	10.12.12

SCALE: AS SHOWN
DATE: 12/05/19
PROJECT #: 191205_23
DESIGNER: TWS
CHECKED:
SAL

SHEET C-100

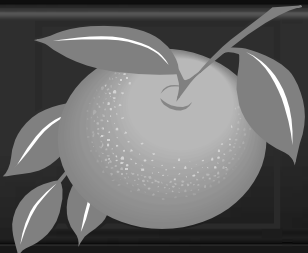


Enclave at Lake Holden Preliminary Subdivision Plan

New Conditions of Approval

Proposed New Conditions :

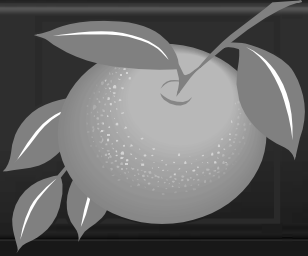
- 29. There shall be no lake access from “Tract E” including a prohibition on community boat ramps and docks.**
- 30. Minimum living area shall be 2,500 square feet.**
- 31. A decorative masonry wall six feet in height shall be provided within “Tract F”, adjacent to the South Westmoreland Drive right-of-way. No less than four “cut outs” shall be provided along the masonry wall, in order to preserve existing trees or provide additional understory trees.**
- 32. Any fencing within the common areas or HOA owned tracts shall be black aluminum or wrought iron style fencing.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Enclave at Lake Holden Preliminary Subdivision Plan dated “Received October 24, 2022,” subject to the 28 conditions listed under the DRC Recommendation in the staff report.

District 3



Westover Ridge Subdivision Preliminary Subdivision Plan

Case: PSP-22-03-077

Project Name: Westover Ridge Subdivision Preliminary Subdivision Plan

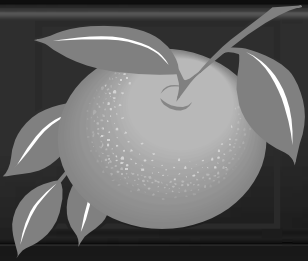
Applicant: Rogerio Xavier, New York Group & Company, LLC

District: 1

Acreage: 6.66 gross acres

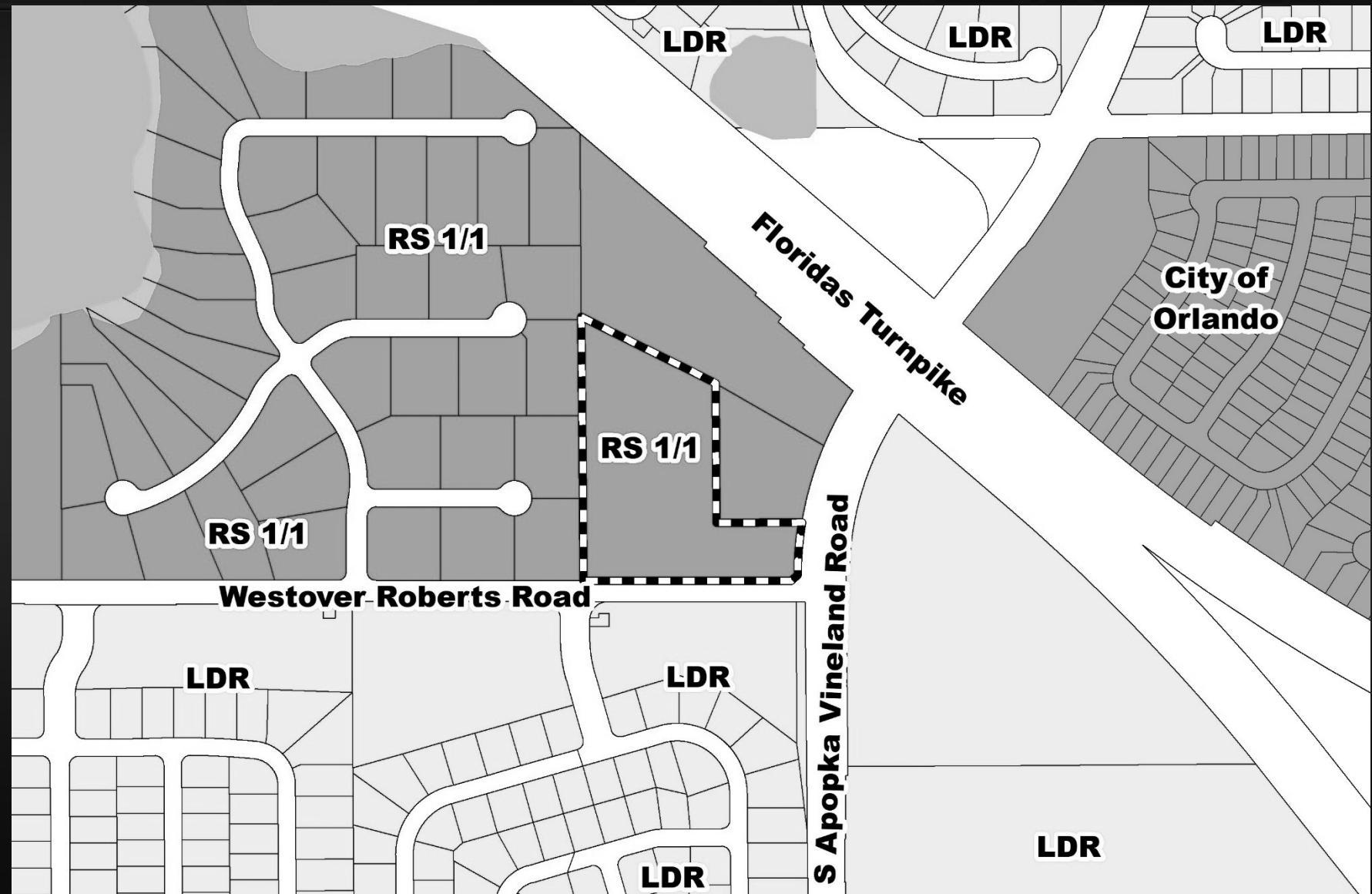
Location: North of Westover Roberts Road / West of South Apopka Vineland Road

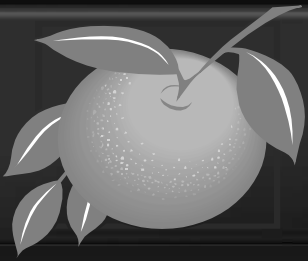
Request: To construct 6 single-family residential dwelling units.



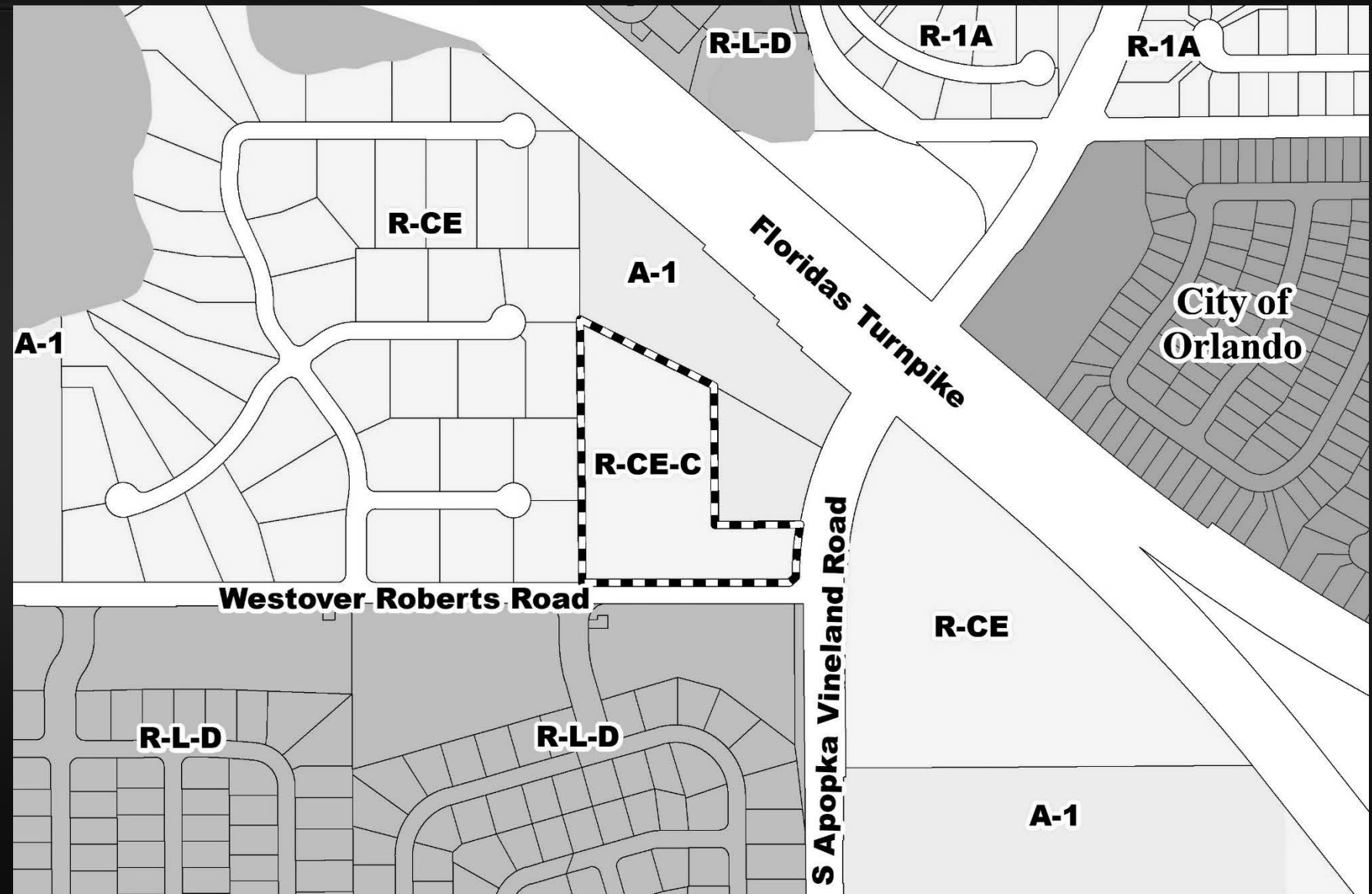
Westover Ridge Subdivision Preliminary Subdivision Plan

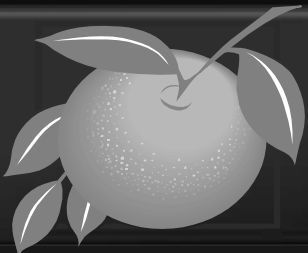
Future Land Use Map





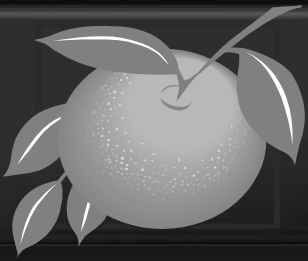
Westover Ridge Subdivision Preliminary Subdivision Plan Zoning Map





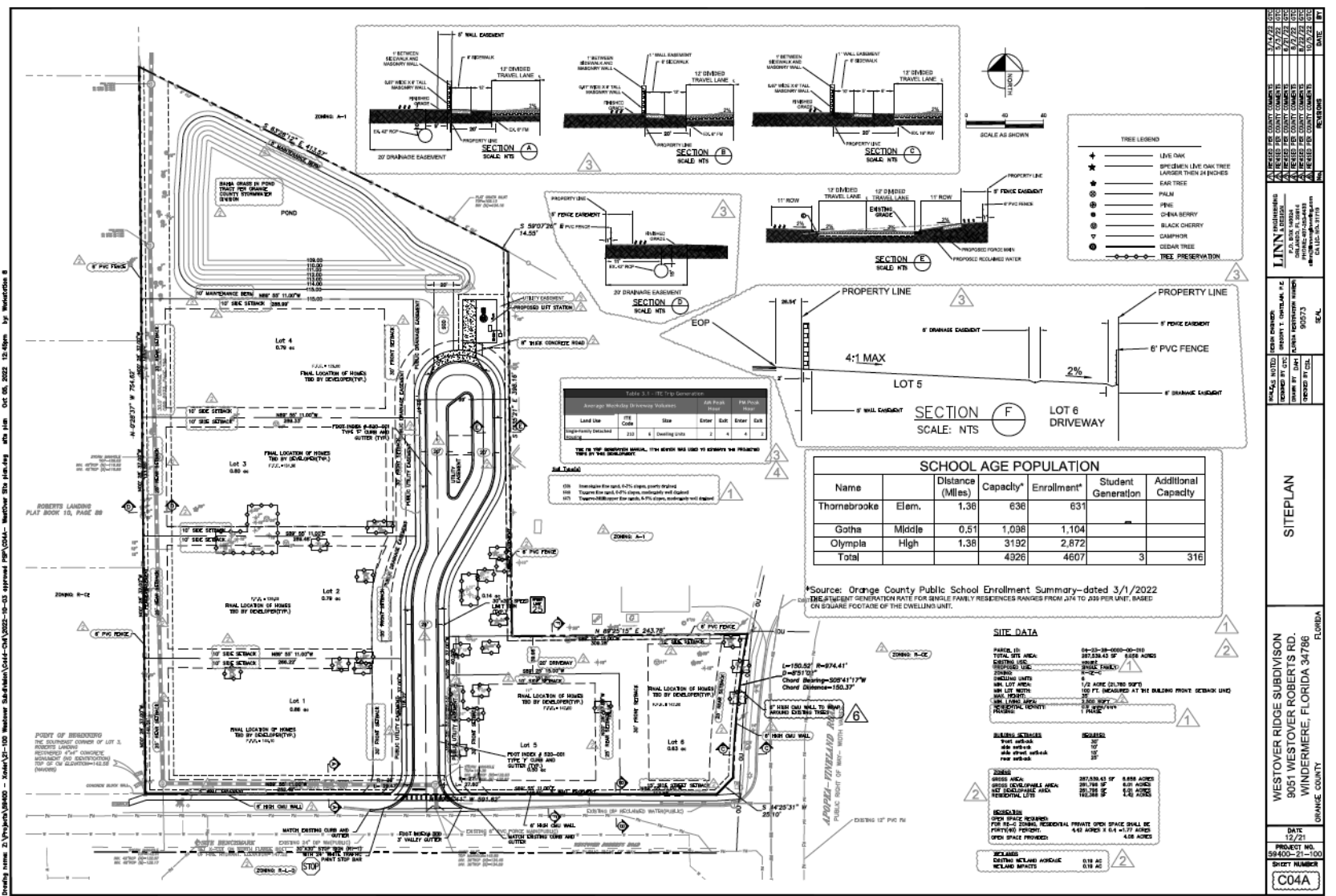
Westover Ridge Subdivision Preliminary Subdivision Plan Aerial Map





Westover Ridge Subdivision Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Drawing Name: 2:\Projects\38400 - Westover Ridge - Main\31-100 - Westover Ridge\31-100-03 - Appraisal - PFD\31-100-03 - Appraisal - PFD.dwg
 Date: 08/02/2022 10:48am
 By: Subdivision
 Project: 31-100 - Westover Ridge Subdivision
 Scale: 1/8" = 1'-0"
 Sheet: 31-100-03 - Appraisal - PFD
 Total Sheets: 3
 Date: 08/02/2022 10:48am
 By: Subdivision

REVISIONS

NO.	DATE	DESCRIPTION
1	08/02/2022	ISSUED FOR COUNTY COMMENTS
2	08/02/2022	ISSUED FOR COUNTY COMMENTS
3	08/02/2022	ISSUED FOR COUNTY COMMENTS
4	08/02/2022	ISSUED FOR COUNTY COMMENTS
5	08/02/2022	ISSUED FOR COUNTY COMMENTS
6	08/02/2022	ISSUED FOR COUNTY COMMENTS
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94	08/02/2022	ISSUED FOR COUNTY COMMENTS
95	08/02/2022	ISSUED FOR COUNTY COMMENTS
96	08/02/2022	ISSUED FOR COUNTY COMMENTS
97	08/02/2022	ISSUED FOR COUNTY COMMENTS
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99	08/02/2022	ISSUED FOR COUNTY COMMENTS
100	08/02/2022	ISSUED FOR COUNTY COMMENTS

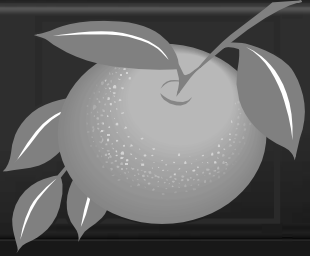
REVISIONS

1. LINA ENGINEERING
 PROJECT: 31-100 - Westover Ridge Subdivision
 DRAWN BY: LINA
 CHECKED BY: LINA
 DATE: 08/02/2022
 SCALE: AS SHOWN

SITEPLAN

WESTOVER RIDGE SUBDIVISION
 9051 WESTOVER ROBERTS RD.
 WINDERMERE, FLORIDA 34788
 FLORIDA

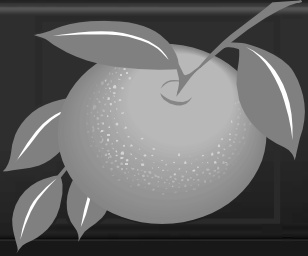
DATE: 12/21
 PROJECT NO: 99400-21-100
 SHEET NUMBER: C04A



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Westover Ridge Subdivision Preliminary Subdivision Plan dated “Received August 30, 2022,” subject to the 22 conditions listed under the DRC Recommendation in the staff report.

District 1



Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

Case: PSP-22-06-220

Project Name: Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

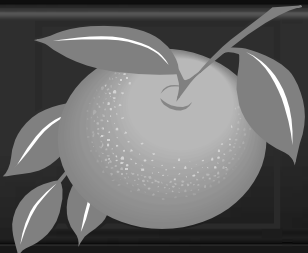
Applicant: Robert Paymayesh, PE Group, LLC

District: 1

Acreage: 29.89 gross acres

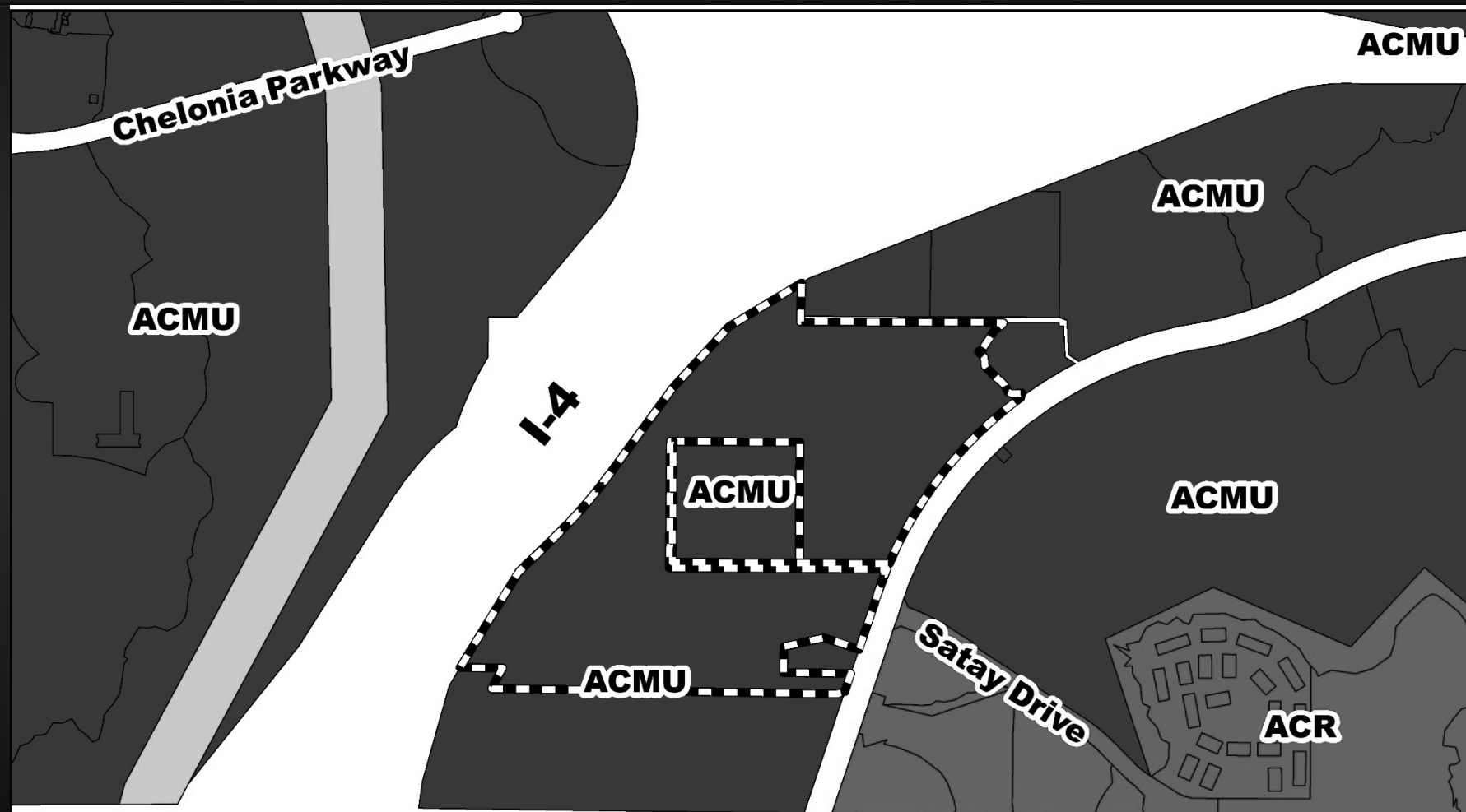
Location: Northwest of South International Drive / East of Interstate 4

Request: To subdivide 29.89 acres in order to construct one lot.

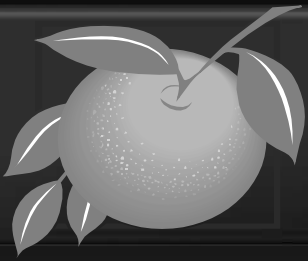


Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

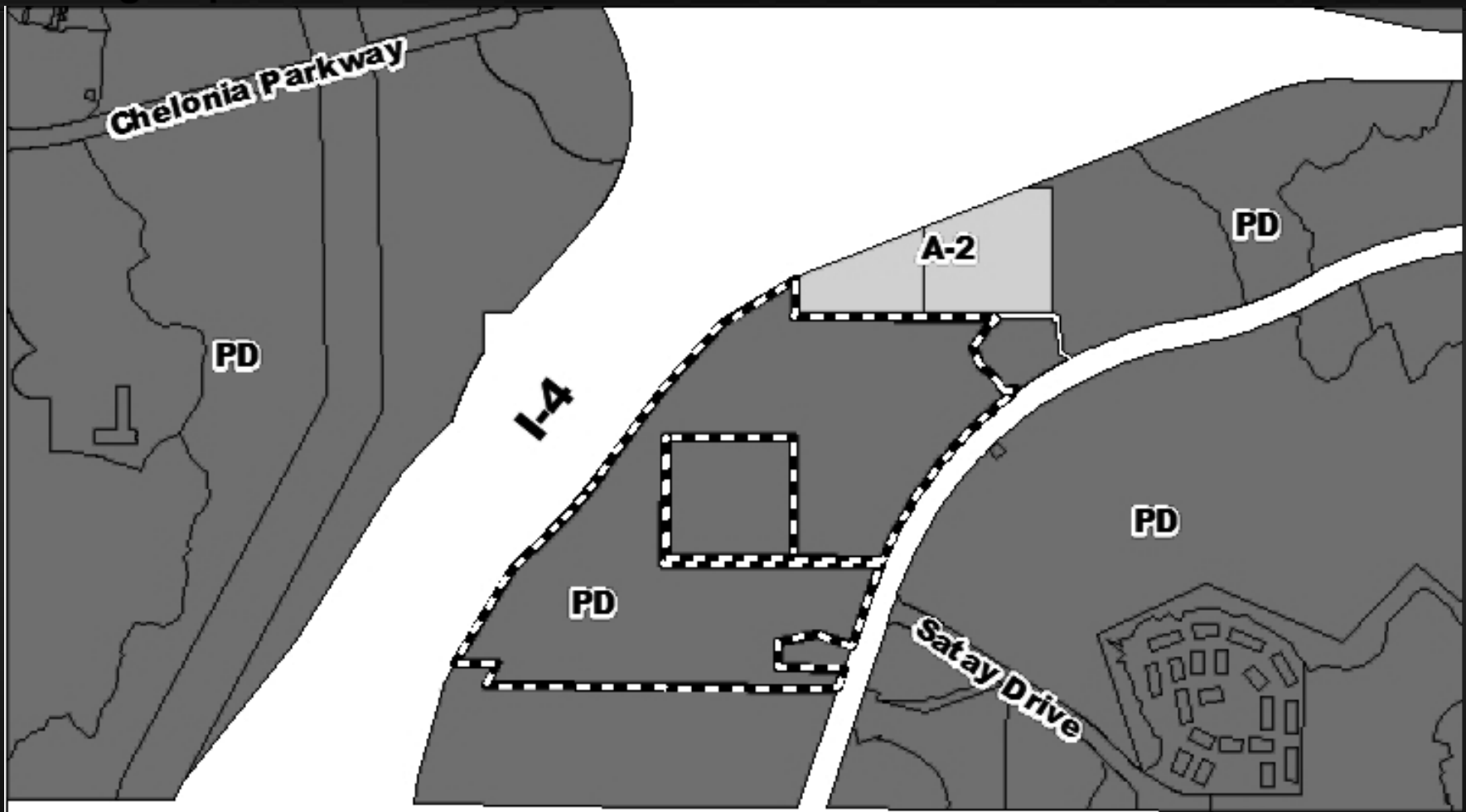
Future Land Use Map



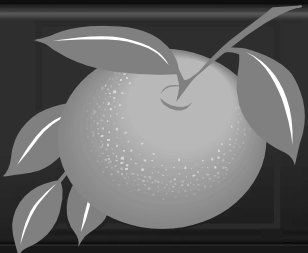
ORANGE/OSCEOLA COUNTY LINE



Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan Zoning Map



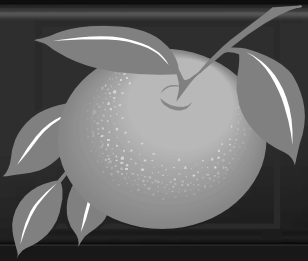
ORANGE / OSCEOLA COUNTY LINE



Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

Aerial Map

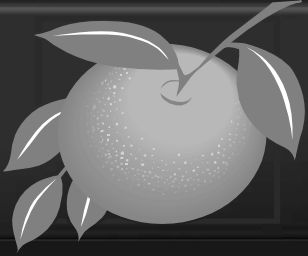




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan dated “Received October 10, 2022,” subject to the 21 conditions listed under the DRC Recommendation in the staff report.

District 1



Sable Village Preliminary Subdivision Plan

Case: PSP-21-09-276

Project Name: Sable Village Preliminary Subdivision Plan

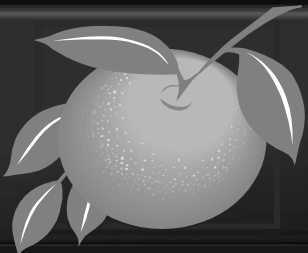
Applicant: Momtaz Barq, Terra-Max Engineering, Inc

District: 2

Acreage: 6.83 gross acres

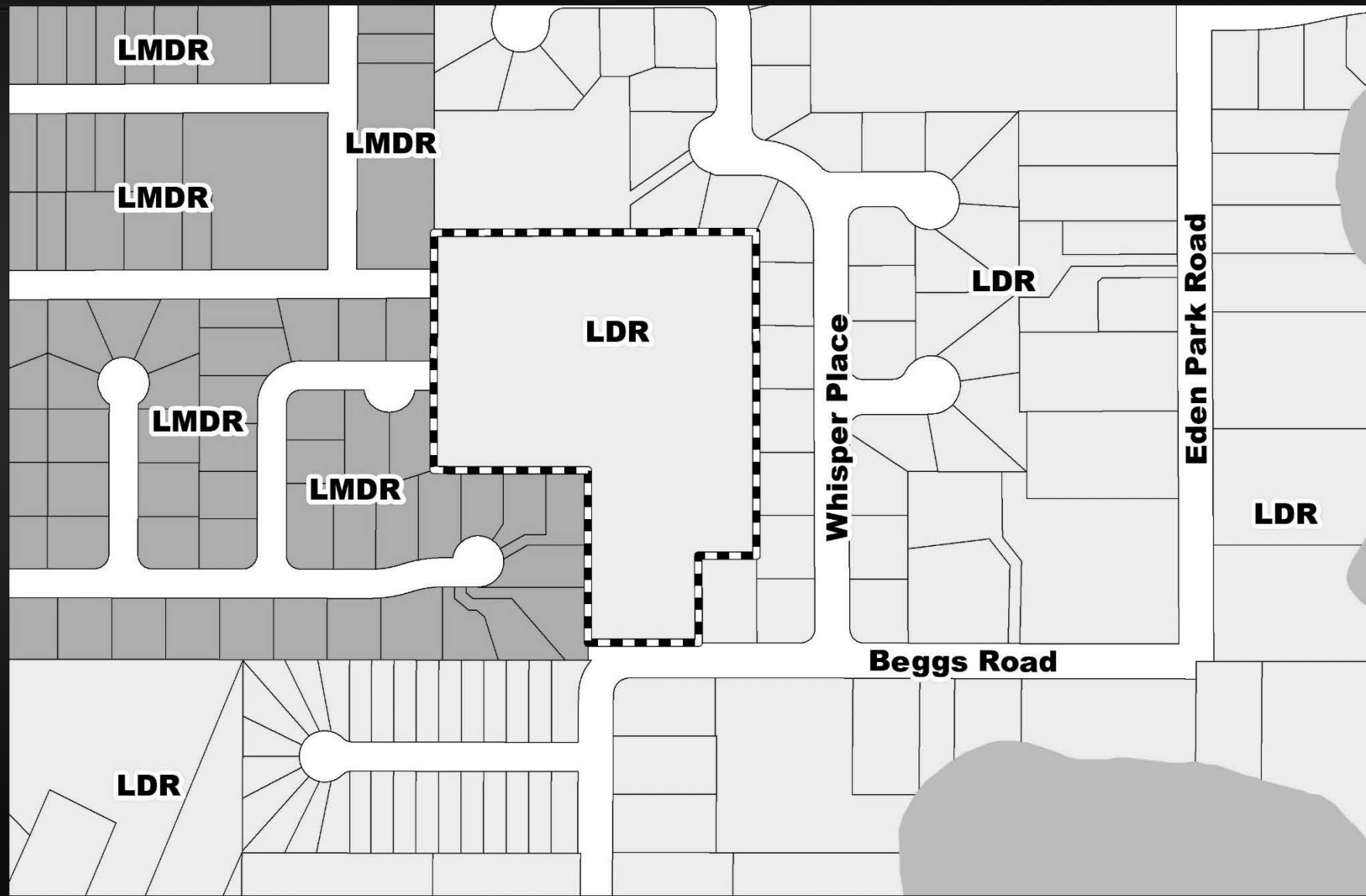
Location: Northwest of Beggs Road / East of North Orange Blossom Trail

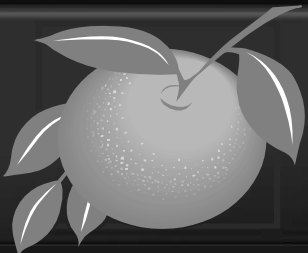
Request: To construct 24 single-family residential dwelling units



Sable Village Preliminary Subdivision Plan

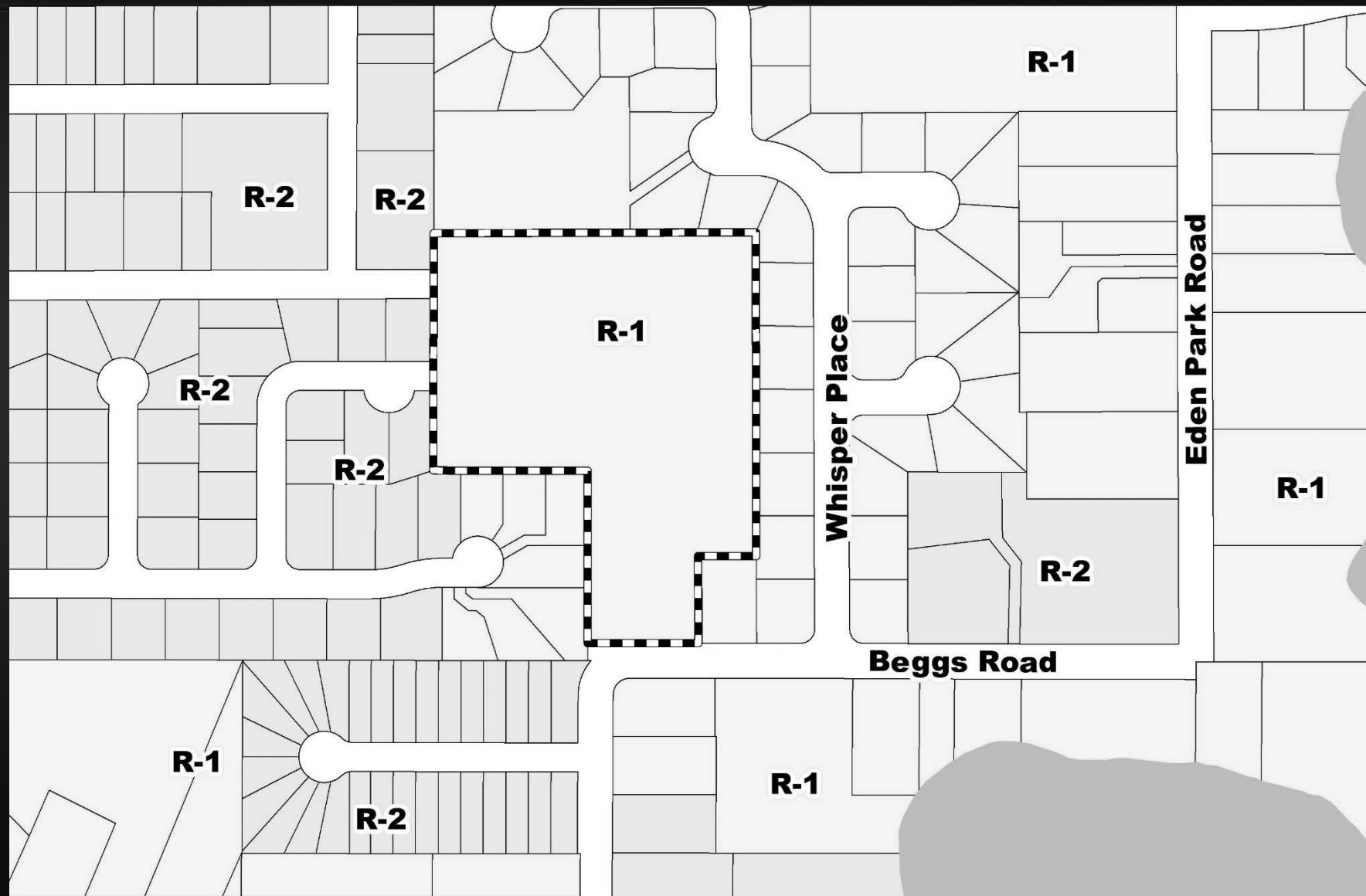
Future Land Use Map

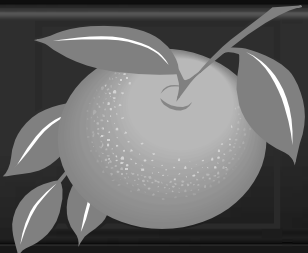




Sable Village Preliminary Subdivision Plan

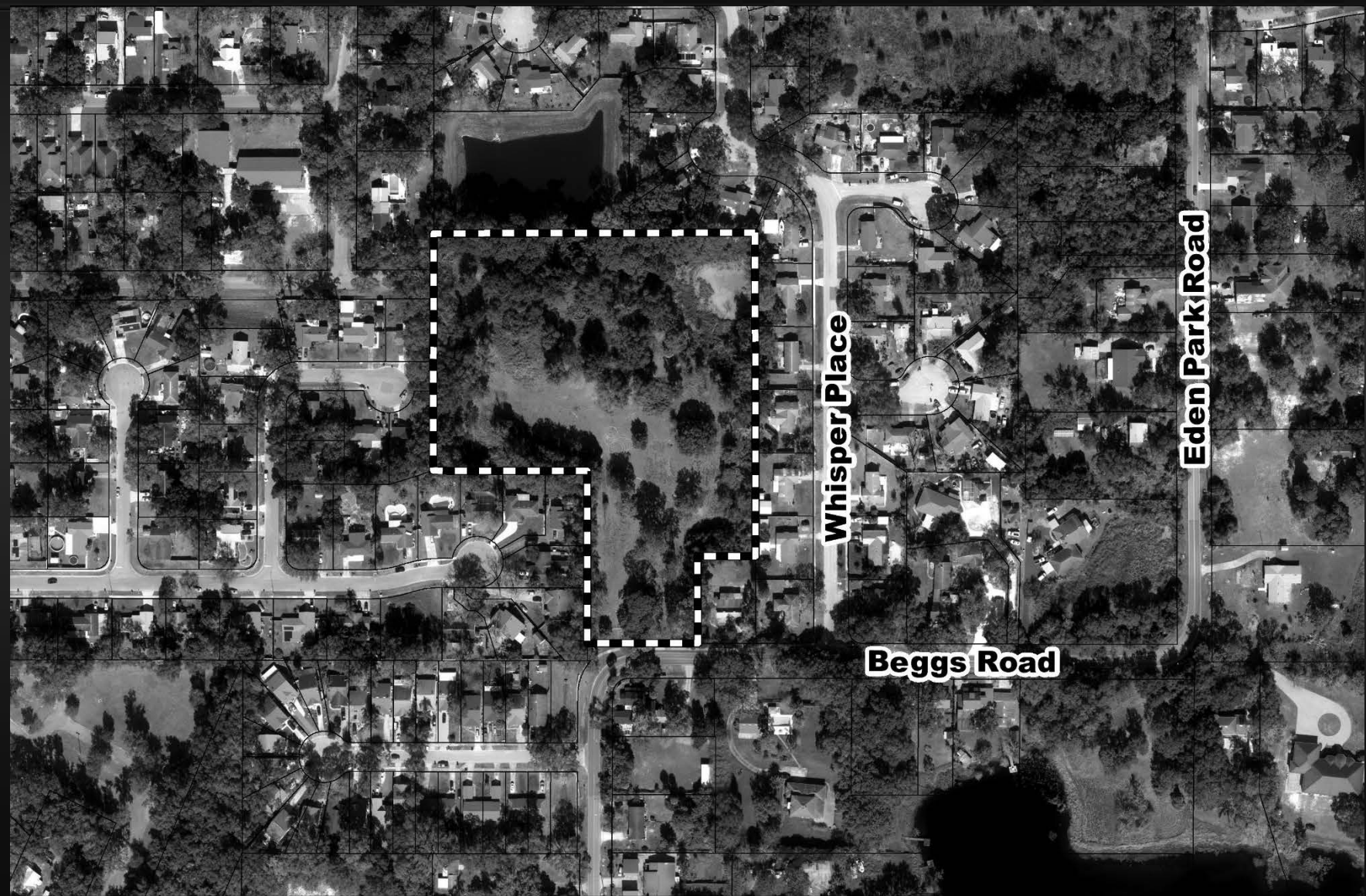
Zoning Map

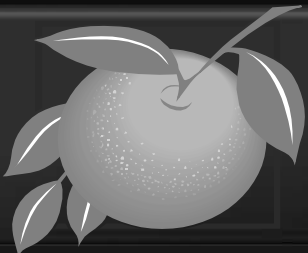




Sable Village Preliminary Subdivision Plan

Aerial Map





Sable Village Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan

OPEN SPACE CALCULATIONS:				
RESIDENTIAL OPEN SPACE (SECTION 24-30)	ACRES PROVIDED	% OF LANDLOT REQUIRED	ACRES REQUIRED	TRACT
WENVA AREA OPEN SPACE (24-31)	1.72*	40%	1.27*	LOTS 1-24
	2.20*	38%	1.21*	A, S, C, E
	TOTAL		3.18 AC	

* RESIDENTIAL PRIVATE OPEN SPACE SHALL MEET THE USABLE OPEN SPACE ON INDIVIDUAL LOTS
 ** REQUIRED OPEN SPACE REFERS TO LAND AREAS LESS DEDICATED ROW

NOTES

1. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, AND A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRs) WILL BE RECORDED IN THE PUBLIC RECORDS, SIMULTANEOUSLY WITH THE PLAN.
2. THE CCRs SHALL CONTAIN THE FOLLOWING PROMINENT NOTE: "NO POOLS OR ANY TYPE OF VERTICAL STRUCTURE SHALL BE PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT THAT ALTERS THE FUNCTIONALITY OF THE DRAINAGE FACILITIES THEREIN."
3. STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH ORANGE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REGULATIONS.
4. VEGETATION ALTERATION IS PROHIBITED, SUBJECT TO FUTURE CONSTRUCTION PLAN APPROVAL.
5. LANDSCAPE CONSTRUCTION PLANS WILL BE PREPARED AND SUBMITTED WITH THE CONSTRUCTION PERMIT PROCESS. THE LANDSCAPE DESIGN WILL MEET THE REQUIREMENTS OF ORANGE COUNTY CODE.
6. TRAFFIC COUNT IS BASED ON THE TRIP GENERATION MANUAL, 10TH ED.
7. ALL LIGHTING WILL BE OWNED AND MAINTAINED BY THE HOA AND/OR DUNE ENERGY.
8. ALL PROPOSED DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA.
9. THIS PROJECT PROPOSES TO BE DEVELOPED IN ONE PHASE.
10. FIRE HYDRANTS WILL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF NFPA 1015 EDITION.
11. THIS SITE IS LOCATED WITHIN THE WENVA STUDY AREA, AS ESTABLISHED BY THE WENVA FLOODWAY AND PROTECTION ACT, SECTION 38A.31(3). FURTHER ADDITIONAL REGULATIONS APPLY TO THE APPLICANT & APPLICANT TO FOLLOW RELATED REGULATIONS IN ORDER TO ACHIEVE COMPLIANCE WITH REGULATIONS. CHANGES TO REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO: SETBACK, TANK CRITERIA, OPEN SPACE REQUIREMENTS, STORMWATER TREATMENT AND CONSERVATION. IN ADDITION TO THE STATE REGULATIONS, REVIEW ORANGE COUNTY AMENDMENTS TO THE COMPREHENSIVE POLICY PLAN APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS IN DECEMBER 2007 THAT REQUIRE COMPLIANCE AS OF THAT DATE. (SPS)
12. DEDICATED ROW SHALL OCCUR WITH PLATTING OR PRIOR TO CERTIFICATE OF COMPLETION FOR THE FIRST SUBDIVISION, WHICHEVER SHALL OCCUR FIRST. (SEE CONDITIONS OF POLICY PLAN APPROVED)
13. NO PARKWAY SIGN SIGNIFICATION PER ORANGE COUNTY FIRE MARSHAL REQUIREMENTS.
14. PEDESTRIAN CROSSWALK MATERIAL SHALL BE BRICK, PAVERS OR EQUIVALENT CONSTRUCTION MATERIAL.
15. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVISION AND MODIFICATION DURING APPROVAL OF FINAL CONSTRUCTION PLANS.
16. 10 FT WALL EASEMENT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
17. ALL CROSSWALKS AND MARKS SHALL BE ADA COMPLIANT.
18. AN ORANGE COUNTY COMMERCIAL AREA IMPACT (CAI) PERMIT CA-21-12-078 WAS ISSUED ON MARCH 11, 2023. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.
19. LOT GRADING TYPES SHOWN ARE BASED ON A PRELIMINARY GRADING PLAN AND ARE SUBJECT TO CHANGES DURING CREATION OF FINAL CONSTRUCTION PLANS.
20. MOTOR VEHICLE STORAGE ROAD AVERAGE DAILY TRAFFIC VOLUMES ARE NOT PROJECTED TO EXCEED EIGHT THOUSAND (8000) VEHICLES WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN. A SCREEN WALL IS NOT REQUIRED PER SEC. 24-308

PROJECT DATA

1. SCOPE OF PROJECT: SINGLE PHASE SUBDIVISION CONSISTING OF 24 LOTS
2. SITE DATA:

TOTAL ACRES OWNED	8.85	ACRES	
LAND AREA	0.88	ACRES	CSRS 27.01-109-1281 (CLASS II)
LAKE SURFACE AREA	0.00	ACRES	CSA 21-12-078
WETLANDS TO BE MITIGATED	0.00	ACRES	
RIGHT OF WAY TO BE DECATALOGUED	0.01	ACRES	UPLAND WETLAND
UPLAND WETLAND AREA	6.82	ACRES	UPLAND WETLAND
FUTURE LAND USE			
NET DENSITY			LOW DENSITY RESIDENTIAL (2.5 DENS)
EXISTING ZONING	R-1		
PROPOSED ZONING	SR		
PROPOSED AND USE	SR		SR
TYPICAL LOT AREA	97	SQ FT	
MINIMUM LOT AREA	97	SQ FT	
MINIMUM LIVING AREA	1,200 SF		
3. PERIMETER AND INTERIOR AREAS:

TOTAL LOTS AREA	4.93 AC	
LAND USE	AREA (AC)	% OF BULKHEAD AREA
BLDG'S / DRIVEWAYS	1.31	
PAVEMENT / DRIVEWAY	0.98	
ASPH PAVEMENT	0.43	
TOTAL PAVEMENT	2.72	55%
GRAVEL / ASPHALT	0.00	
GREEN / UNPAVED AREA	3.88	78%
TOTAL PERVIOUS	3.88	78%
TOTAL	6.82	100%
4. WENVA OPEN SPACE CALCULATION:

TOTAL LAND OWNED	8.85 AC		2.13 AC
TOTAL OPEN SPACE REQUIRED	3.18 AC		
USE	AREA (AC)	INCLUDE COMMENTS	
WETLANDS	0.00	NA	
DRY POND	0.00	NA	
WETLAND BUFFER	0.00	NA	
WETLAND AREA	0.00	NA	
GRAVEL / ASPHALT AREA	1.28	1.28 AC	
NATURAL LAKE	0.00	NA	
WETLANDS / BUFFER	0.00	NA	
TOTAL OPEN SPACE PROVIDED	0.28	0.28 AC	
5. ACCESS: BEGGS RD. (SOUTH); VANDERLIN ST. (NORTHWEST)
6. BUILDING SETBACKS:

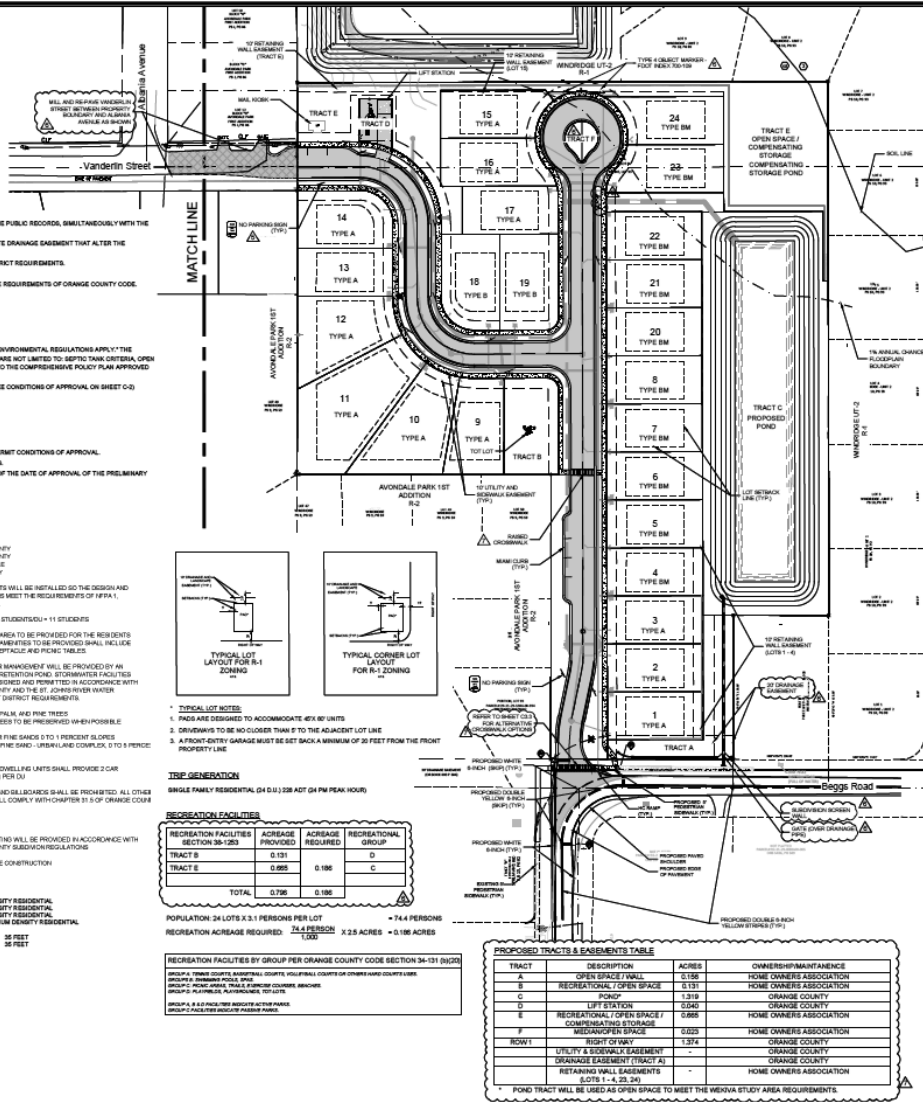
FRONT	5 FT	MIN FROM COUPEN LINE BEGGS ROAD
REAR	20 FT	
SIDE	5 FT	
DRIVE STREET	NA	
WARRANT WATER BODIES	NA	
WALL LINE	NA	
7. WATER & WASTEWATER GENERATION:

TYPE	PARKING REQUIRED:	PARKING PROVIDED:	QUEST PARKING PROVIDED:
Single Family Units (with 2 Car Garage)	(2per unit) x 24 (units) = 48 parking spaces	48 (See note 1 below)	7

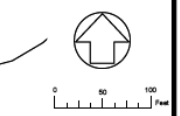
PARKING CALCULATIONS:

TYPE	PARKING REQUIRED:	PARKING PROVIDED:	QUEST PARKING PROVIDED:
Single Family Units (with 2 Car Garage)	(2per unit) x 24 (units) = 48 parking spaces	48 (See note 1 below)	7

- Note:
 1. Change Parking Spaces and Driveways with minimum 20 ft. in length have been counted to meet parking per unit requirements.
 2. Parallel parking spaces along subdivision roadways shall be minimum 7'x20'.



TERRA-MAX ENGINEERING, INC.
 1507 S. HAWASSEE ROAD, SUITE 211
 ORLANDO, FLORIDA 32836
 TEL: 407-578-2763 FAX: 407-578-2853



SYMBOL	NAME
(Symbol)	BANKER FINE SAND
(Symbol)	TAVARES FINE SAND

CA-21-07-159
 CA-21-12-078

No.	REVISIONS	DATE	BY
1	PER COUNTY COMMENTS	10/13/2023	MMS
2	PER COUNTY COMMENTS	10/20/2023	MMS
3	PER COUNTY COMMENTS	11/02/2023	MMS
4	ORC COMMENTS	07/10/2023	MMS
5	ORC COMMENTS	08/01/2023	MMS
6	ORC COMMENTS	07/10/2023	MMS
7	ORC COMMENTS	10/10/2023	MMS
8	ORC COMMENTS	10/10/2023	MMS

DRAWN: MMS
 CHECKED: MMS
 SCALE: AS SHOWN
 DATE: 8/23/2023
 FILE NO: HANDED-002

SABLE VILLAGE

ORLANDO, ORANGE COUNTY, FL

SEAL
 MONTAGNA, P.E.
 No. 58224
 F.S. #1503.24
 Terra-Max Engineering COA #26002

DATE: 8/23/2023
 SHEET NO. 1
 MASTER PLAN 1 CS.0

RECREATION FACILITIES

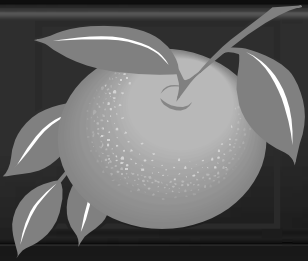
TRACT	ACREAGE PROVIDED	ACREAGE REQUIRED	RECREATIONAL GROUP
TRACT B	0.191	0.196	D
TRACT E	0.985	0.196	C
TOTAL	0.786	0.196	

POPULATION: 24 LOTS x 3.1 PERSONS PER LOT = 74.4 PERSONS
 RECREATION ACREAGE REQUIRED: 74.4 PERSONS x 2.5 ACRE = 0.186 ACRES

RECREATION FACILITIES BY GROUP PER ORANGE COUNTY CODE SECTION 24-131 (S)(2)

TRACT	DESCRIPTION	ACRES	OWNERS/MAINTENANCE
A	OPEN SPACE / WALL	0.156	HOME OWNERS ASSOCIATION
B	RECREATIONAL / OPEN SPACE	1.173	HOME OWNERS ASSOCIATION
C	POND	0.319	ORANGE COUNTY
D	LIFT STATION	0.040	ORANGE COUNTY
E	RECREATIONAL / OPEN SPACE / COMPENSATING STORAGE	1.066	HOME OWNERS ASSOCIATION
F	MECHANICAL / OPEN SPACE / COMPENSATING STORAGE	0.022	HOME OWNERS ASSOCIATION
ROW 1	RIGHT OF WAY	1.374	ORANGE COUNTY
	UTILITY & SERVICE EASEMENT	-	ORANGE COUNTY
	ORANGE EASEMENT TRACT AT	-	ORANGE COUNTY
	RETAINING WALL EASEMENTS ACRES 1-A, 20, 20	-	HOME OWNERS ASSOCIATION

POND TRACT WILL BE USED AS OPEN SPACE TO MEET THE WENVA STUDY AREA REQUIREMENTS.

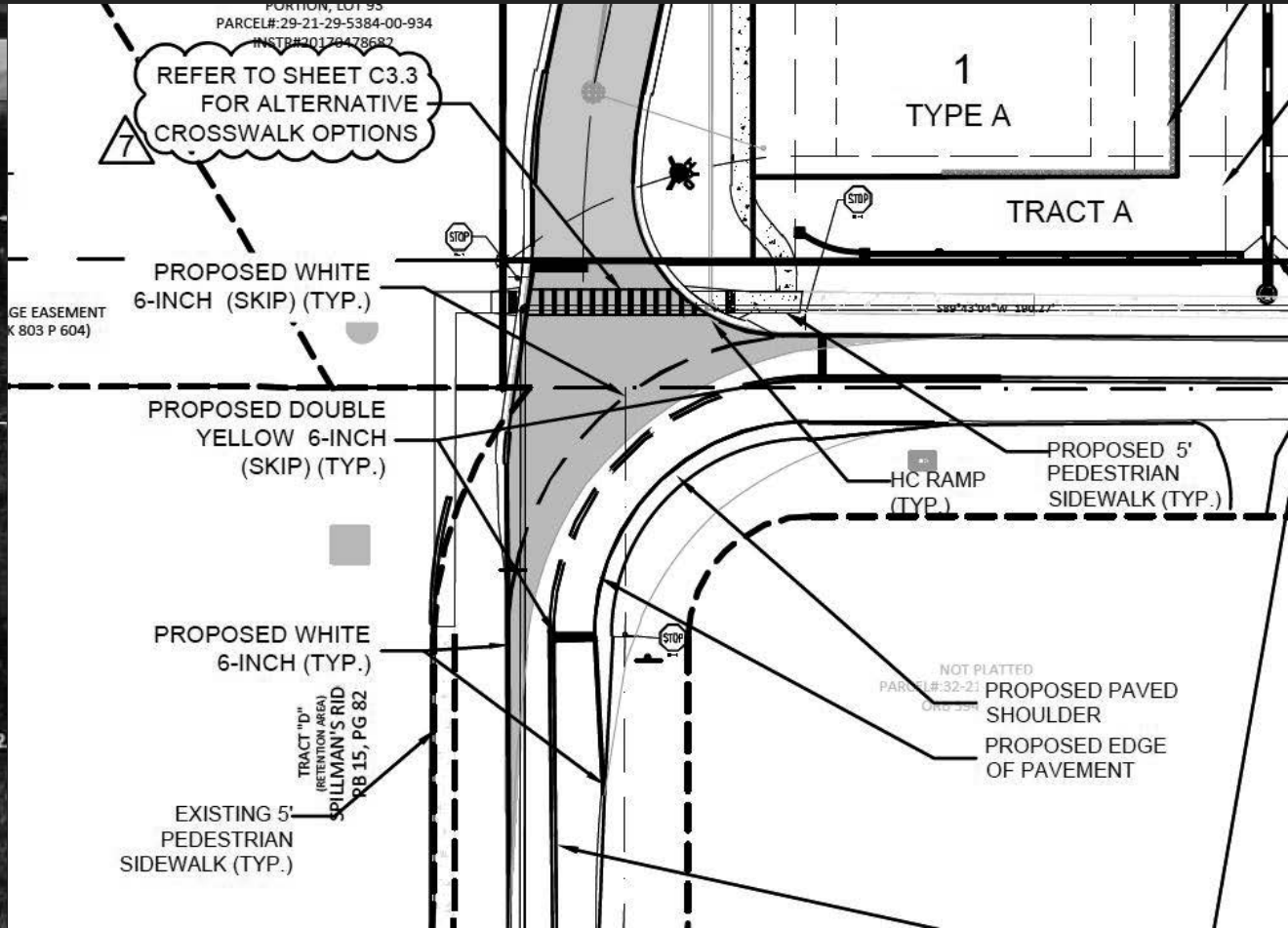


Sable Village Preliminary Subdivision Plan Road Improvements

Current Condition



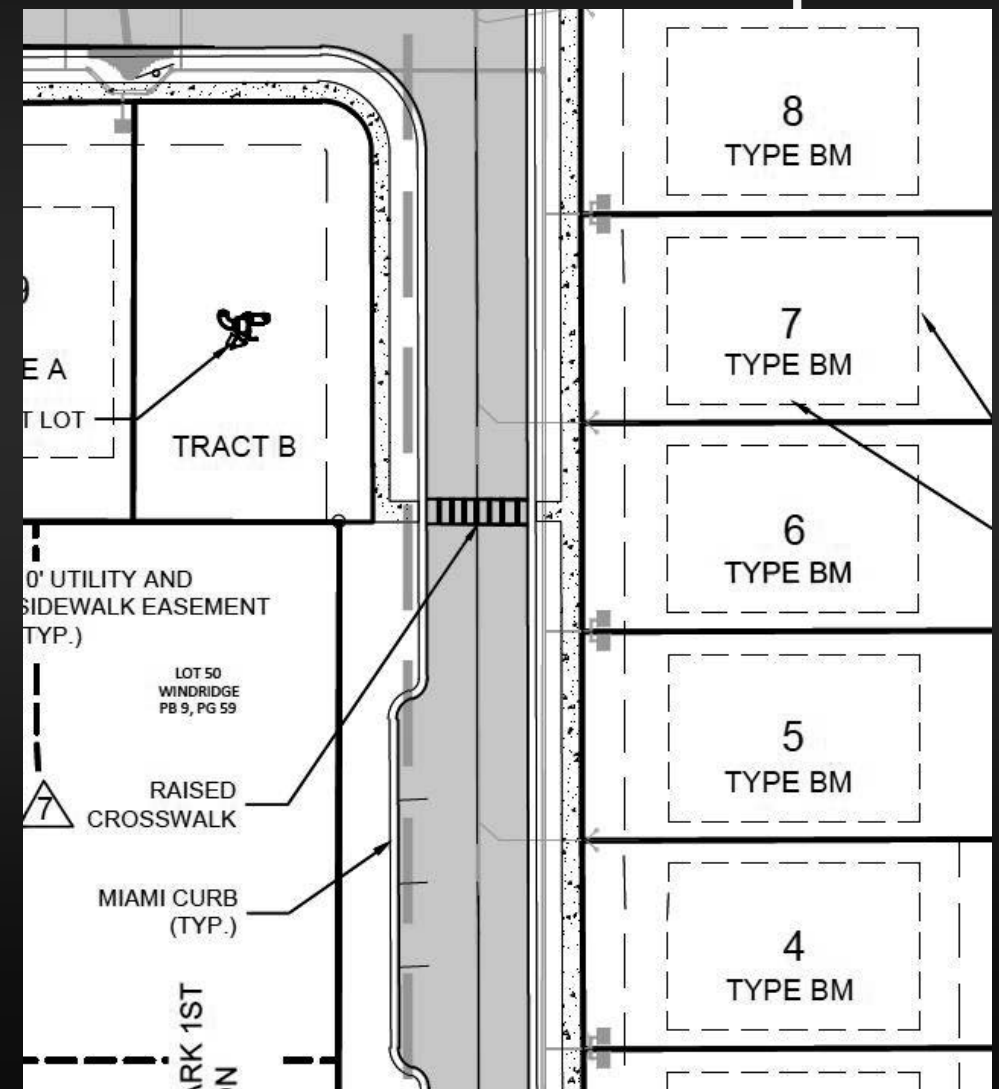
Proposed T-Intersection and 3-Way Stop

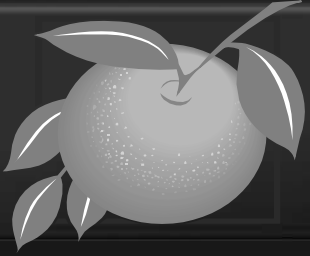




Sable Village Preliminary Subdivision Plan Road Improvements

Raised cross walk within the subdivision to reduce speed along the subdivision road





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Sable Village Preliminary Subdivision Plan dated “Received October 26, 2022,” subject to the 30 conditions listed under the DRC Recommendation in the staff report.

District 2

Board of County Commissioners

Public Hearings

December 13, 2022